

Zoning Recodification Working Group (ZRWG)
February 1, 2017
Arlington Town Hall, First Floor Conference Room
8:00-9:00am

Attendees: Steve Revilak (Town Meeting Member), Charles Kalauskas (MPIC), Laura Wiener (Planning), Nancy Flynn-Barvick (at-large), Nathaniel Stevens (Conservation Commission), Jenny Raitt (Planning), David Watson (ARB), Ralph Willmer (MPIC)

Guest: Marshall Audin

The meeting was opened with introductions. Notes from the All-Boards meeting of 1/28/17 were reviewed and edited.

Group discussed the All-Boards meeting. Major concerns identified was helping applicants figure out what approvals they need and how best to approach applying for multiple permits. Need better screening when applicants come in.

Discussion of Warrant Articles. Laura reviewed articles submitted to the warrant. Zoning articles submitted by ARB include:

1. Clean-up of mixed use requirements passed last year, removing requirements for lot area per dwelling unit. This will allow more units of varying sizes in same building envelope.
2. Changing definition of Artisanal Fabrication to eliminate or increase maximum size of 5000 square feet. This use is allowed by right in Industrial zones and by Special Permit in Business zones. Concern was raised about this resulting in a large manufacturer in a commercial business district, growing to take over multiple store fronts. This can be discussed further at ARB public hearing on 3/13.
3. Driveway changes, and other incentives submitted by Residential Study Group

Jenny also summarized the Town Bylaw amendments submitted by the Residential Study Group that will result in a "Construction Control Agreement". She explained that these two recommendations take care of about ¾ of their issues related to residential growth.

Jenny reported there are 2 other Zoning changes proposed by 10 registered voters—conversion of an R2 District to an R1 district, and a proposal to institute 500 foot buffer zones for Registered Marijuana Dispensaries.

Charlie asked when RKG would be coming back for an update. Laura will try to schedule them to come in to one of the upcoming meetings.

Meeting was adjourned at 9:00. Next meeting is February 15, 2017. The following future meetings are in the schedule, all Wednesdays at 8AM in the first floor conference room:

March 1	April 12
March 15	April 26
March 29	